



649 000 €

For sale apartment

2 rooms

Surface : 35 m²

Surface of the living : 15 m²

Year of construction : 01/01/1955

Exposition : Sud

View : Dégagée

Hot water : Individuel

Inner condition : good

Standing : improved plan

Features :

Vente urgente, lift, Accessible P.M.R.,
Possibilité activité libérale, Balcon : 7 m²,
air conditioning, calm, Prox. transports,
Menuiserie Alu, Volets Roulants
électriques, double glazing, Programme
investisseur

1 bedroom

1 shower

1 WC

Legal information

649 000 € fees included

5,66% VAT of fees paid by the buyer
(649 000 € without fees), well
condominium, annual current expenses
2 100 € (175 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr

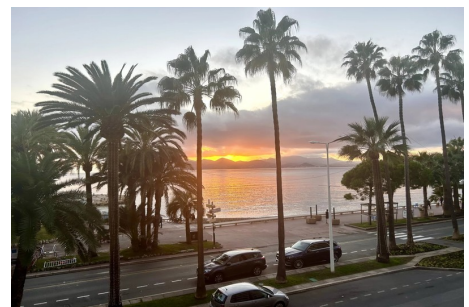


Apartment 1242 Cannes

AGENCE LEPINE offers for sale: CANNES CROISSETTE - 2-ROOM APARTMENT

Discover this charming 36 m² apartment located in the heart of the famous Croisette, offering a breathtaking view of the sea and direct access to the fine sandy beaches. Nestled in a secure residence with caretaker, this apartment in good condition is a true haven of peace. As soon as you enter, you will be seduced by the brightness that bathes all the rooms. The spacious living room opens onto a beautiful terrace, perfect for enjoying your morning coffee or relaxing while admiring the sunset. You will find an independent kitchen also opening onto the terrace, a comfortable bedroom with shower room and a separate toilet. Ideally located on the Croisette, this apartment will allow you to fully enjoy the dynamic life of Cannes, with its luxury boutiques, refined restaurants and prestigious events. Whether you are looking for a main residence, a vacation home or a rental...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C
Estimated annual energy between 697 and 943 € (reference year 2025)
Document non contractuel - 25/04/2025



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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS